



Hawaii Reserves, Inc.  
A LAND MANAGEMENT COMPANY

R. Eric Beaver  
PRESIDENT & CEO

November 29, 2017

Chairman Ikaika Anderson and Committee Members  
Transportation and Planning Committee  
Honolulu City Council

2017 NOV 30 AM 10:18  
CITY OF HONOLULU  
C & C

Re: Bill 1 (2017) Ko'olauloa Sustainable Communities Plan

Aloha Chairman Anderson and Committee Members:

Thank you for the opportunity to testify on Bill 1 regarding the Ko'olauloa Sustainable Communities Plan. Hawaii Reserves, Inc. is opposed to Bill 1 in its current form because it does not include a designation for housing in Laie, which is still our community's greatest need.

At this committee's last meeting on Bill 1, we were asked, and agreed, to meet with those who have opposed Envision Laie proposals to see if a compromise could be reached that would allow for a housing designation within the Laie ahupua'a boundaries.

We met with their representatives, Dee Dee Letts, Tim Vandever and Ben Shafer. With them we toured the proposed housing site along the northern boundary of Laie and had subsequent individual discussions with each of them, which we feel were all productive. We also toured the site with Chair Anderson and his staff and had several meetings with them to discuss possible scenarios for housing in Laie, including the possible number of units, ranging from 875 down to 300.

As you<sup>are</sup> aware, the higher the total number of units in a housing project, the higher the number of affordable housing units are required to be built. Therefore, we favor shifting the KSCP's existing 550 housing units from behind BYU-Hawaii and the sewer plant to the Laie north site. However, based on input from our meetings and discussions with the opposition, and what we believe this committee is willing to consider at this point, we propose as a compromise that 300 housing units be designated for Laie, with 250 units in north Laie and 50 units at BYU-Hawaii. See the attached map.

The proposed Laie north site is located adjacent to and east of the existing Light Industrial designation in Bill 1 and mauka of the City & County of Honolulu's Facilities Maintenance Yard. The site is set back off Kamehameha Highway about 330 yards, leaving the flat pasture land along the highway undeveloped. The proposed housing site is flat and gently sloped, and part of it is tucked behind ridges to help preserve view planes.

MISC. COM. 7250

The retail designation in the original plan has been removed. At this smaller number of units, the workforce leasehold housing model that was part of the original plan is not feasible. Affordable housing will be determined by the laws, regulations and government-sponsored programs that are available at the time future entitlements are obtained. Higher density product and rental housing have increasingly become the solution to the affordable housing crisis, and will need to be significant components for our area as well.

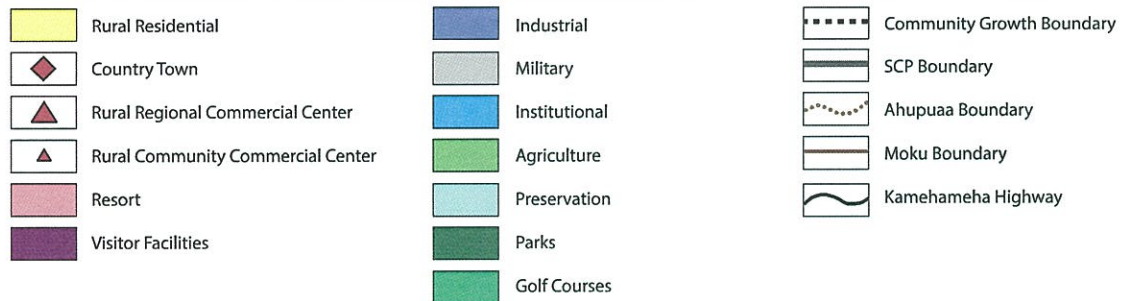
We request that Bill 1 be amended to include these proposed changes, and hope this provides a workable solution that helps address our community's top priority—housing.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Eric Beaver', with a long horizontal flourish extending to the right.

R. Eric Beaver





# KOOLAU LOA SUSTAINABLE COMMUNITIES PLAN

## Land Use Map



Department of Planning and Permitting  
City & County of Honolulu

